



MEETING NOTES

Neighborhood Planning Focus Group Meeting

9:00 a.m. – Tuesday, July 7, 2009

APS Conference Room, 101 West Cherry Ave, Flagstaff, AZ

1. Welcome and Introductions

The meeting was called to order at 9:00 a.m.

In attendance

Kim Tittelbaugh, Chairperson
Duffie Westheimer, Citizen
Ed Larsen, City of Flagstaff
Joan Brundige-Baker, Citizen
Kimberly Sharp, City of Flagstaff
Jesse Dominquez, Citizen
Mark Spinti, Citizen
Roger Eastman, City of Flagstaff
Phil Scandura, Citizen
Peggy Sheldon-Shurlock, Citizen

2. Recap Focus Group purpose

3. Discussion regarding neighborhood planning and related issues associated with the rewrite of the Land Development Code.

- Overview by staff of the relationship between the Regional Plan (policy) and the zoning code (implementation tools).
- Add to what makes a neighborhood – community gardens as an open space element and a way to bring neighborhood residents together.
- Future neighborhoods/growth as compared to existing established neighborhoods
 - Should not make a distinction between older mixed use neighborhoods like Southside and La Plaza Vieja, and platted subdivisions which residents also call “neighborhoods”.
 - HOAs help to define neighborhood character and boundaries
 - Older neighborhoods can also create their own HOAs or associations
 - Value the different types and kinds of neighborhoods in Flagstaff – keep rules in scale with what exists. Build on what we have and respect what is there. Appreciate and support the diversity of

neighborhoods in Flagstaff. Study and document them – Kim has already done this work. Appropriate scale is important.

- Concern for adding density to central Flagstaff – traffic issues.
 - Link neighborhoods with pedestrian paths, open space/green corridors, etc.
 - Regional Plan – at policy level, decide where more mixed-use should be applied in existing single-use neighborhoods
 - How should the principles/ideas on what makes a neighborhood as defined by this group be incorporated into a new neighborhood (i.e. subdivision) project?
- Scale - relationship to neighborhood character (zoning code inappropriate to neighborhood)
 - Established neighborhoods need to be protected by appropriate zoning to ensure that inappropriate land uses are not brought into the neighborhood. If the existing neighborhood community wants to change its character and allow for a change of use (to for example, mixed-use), what is the process for doing so? This should not be driven by the City, and instead should be driven by the residents – vision plan, charrette, form-based code, etc. with the City's support.
 - Change is inevitable – need to plan for change to either hold onto existing community values and resist change, or to embrace it and allow something else. Again Regional Plan policy is an appropriate venue for dealing with change at the community level.
 - Appropriate uses on boundary of neighborhoods – if not, then these uses can impact the character of the neighborhood.
 - Dilapidated homes need to be repaired as a way to reinforce true community character – broken homes lower property values and create the wrong image for a neighborhood.
 - Enhance or maintain the existing character while acknowledging change
 - Build up the character of each neighborhood.
 - Student interactions with neighborhood residents
 - Kim has an intern (Sarah) researching the Town Gown issue – how to make a healthy community with both transient students who may not care for a place, and long term residents who do?
 - “As a student, your neighborhood is your campus”. How to define a greater community for students? Code specifically for areas adjoining NAU to support the student population without alienating the local

long-term residents as well. Don't want segregation per se – find a way for artful integration in neighborhoods. Sarah's report will hopefully provide guidance on this issue – forward final report to the consultant and the Neighborhood Planning Focus Group.

- La Plaza Vieja deals with loud parties and other “nuisances” by calling PD. Over time the students are learning and adapting their behavior.
- NAU/Southside partnership (more engagement) NAU expanding by 4,500 new students who will need accommodations. 1,000 students on campus in new housing – but will need to find an est. 3,500 new housing units in areas near NAU so that we don't encourage more driving. What is appropriate density in areas near NAU? NAU must communicate with the City and neighborhoods -- should be dealt with in Regional Plan and other policy documents in the City.
- How to keep students here and to build a long lasting sense of community? Hard to achieve!
 - Expanded internship programs
 - Requires a coordinated effort from all sectors of the community. Deal with in Regional Plan as well.
 - Reinforce outdoor activities and hobbies (personal interests) as a way of keeping students here.
 - Deal with housing cost issue – find a mechanism for assisting students to purchase a home, rather than rent as an incentive to stay.
- As we deal with student issues, it is important to deal with them based on neighborhood character to ensure they are integrated in a manner that is in scale and appropriate to the neighborhood.
- Home-based businesses – live/work and work/live building types
 - Expand opportunities for live/work and work/live building types – but be mindful of traffic issues, sound, etc. and other impacts on neighborhood character.
 - Vacation rentals – deal with as a separate issue in the zoning code rewrite.
 - General support for home-based businesses – keeps residents in the neighborhood during the day as it offers eyes-on-the-street which is a positive aspect.

4. Next meeting: None – mission accomplished. Good job everyone – thanks!

5. Meeting adjourned at 10:35 a.m.